179.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	685,100 / 685,100
					USE VALUE:	685,100 / 685,100
					ASSESSED:	685,100 / 685,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
247		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAIG STEPHEN H & JEAN H
Owner 2:	
Owner 3:	
Street 1:	247 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1970, having primarily Wood Shingle Exterior and 1708 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	296,600		388,500	685,100
Total Card	0.103	296,600		388,500	685,100
Total Parcel	0.103	296,600		388,500	685,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.11 | /Parcel: 401.1

Legal Description

User Acct

121273

GIS Ref

GIS Ref

Insp Date

07/19/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0002-0005.0

!14055!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,800	0	4,500.	388,500	662,300	662,300	Year End Roll	12/18/2019
2019	101	FV	226,700	0	4,500.	383,000	609,700	609,700	Year End Roll	1/3/2019
2018	101	FV	220,500	0	4,500.	294,100	514,600	514,600	Year End Roll	12/20/2017
2017	101	FV	220,500	0	4,500.	277,500	498,000	498,000	Year End Roll	1/3/2017
2016	101	FV	220,500	0	4,500.	255,300	475,800	475,800	Year End	1/4/2016
2015	101	FV	217,400	0	4,500.	238,700	456,100	456,100	Year End Roll	12/11/2014
2014	101	FV	217,400	0	4,500.	219,800	437,200	437,200	Year End Roll	12/16/2013
2013	101	FV	217,400	0	4,500.	219,800	437,200	437,200		12/13/2012

PRINT

Date	Time
12/11/20	03:56:15

LAST REV

Date	Time
07/09/20	12:13:33

danam

14055

USER DEFINED

Prior Id # 1:	121273
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16193-184		5/1/1985		160,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2019	1107	Redo Kit	78,625	O				
12/3/2014	1647	Renovate	28,000					4 x 12 addition wi
7/18/2007	590	Redo Bat	4,000	C		G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Meas/Inspect	BS	Barbara S
10/21/2008	Meas/Inspect	355	PATRIOT
12/21/1999	Meas/Inspect	264	PATRIOT
7/13/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY W/ BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	25.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	25.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99297005
Adj $ / SQ:	180.969
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397590
Depreciation:	100988
Depreciated Total:	296602

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

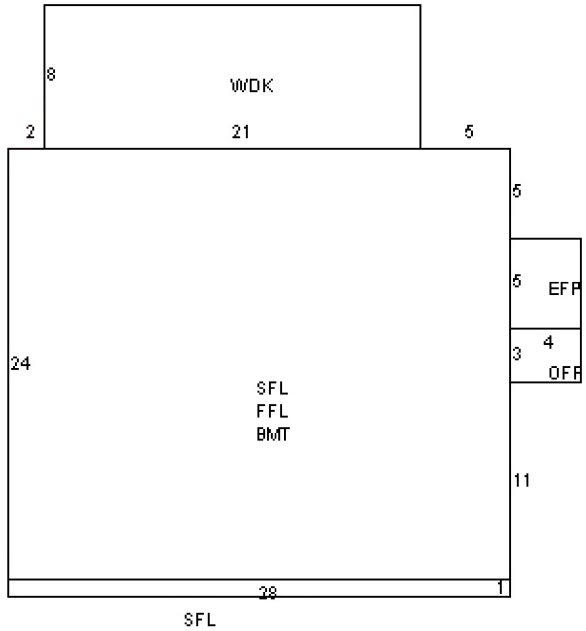
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.97
Special Features:	0	Val/Su Net:	132.17
Final Total:	296600	Val/Su SzAd	216.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	700	180.970	126,678
BMT	Basement	672	71.940	48,340
FFL	First Floor	672	180.970	121,611
WDK	Deck	168	11.870	1,994
EFP	Enclos Porch	20	72.090	1,442
OFP	Open Porch	12	43.690	524

Net Sketched Area:	2,244			Total:	300,589
Size Ad	1372	Gross Are	2244	FinArea	1708

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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